

# **MINUTES OF THE REGULAR MEETING**

## **OF THE**

## **COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**October 16, 2001**

The Commissioners of the Chicago Housing Authority held its Regular meeting session on Tuesday, October 16, 2001 at 8:30 a.m. at the Duncan ABLA YMCA Community Center, located at 1200 West 14<sup>th</sup> Street, in Chicago.

The meeting was called to order by the Chairperson and, upon roll call, those present and absent were as follows:

Present:	Sharon Gist Gilliam
	Hallie Amey
	Mamie Bone
	Leticia Peralta Davis
	Earnest Gates
	Dr. Mildred Harris
	Michael Ivers
	Sandra Young

Absent:	William Higginson
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Also present were Terry Peterson, Chief Executive Officer; Montel Gayles, Chief of Staff; G.A. Finch, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

The Chairperson convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing Session, Terry Peterson, Chief Executive Officer, presented his monthly report. Per Mr. Peterson, the CHA can now take steps to raise up to \$300 million dollars in the bond markets for the senior and scattered site capital programs and this activity has the full support of HUD, as voiced by HUD Secretary Mel Martinez who personally visited Chicago. Mr. Martinez also announced two HOPE VI grants for Taylor and Rockwell, along with additional demolition money. This results in the CHA possibly having over \$400 million in new funding to support the Plan for Transformation. Mr. Peterson concluded his presentation by highlighting the planned activities for Year 3 of the Plan for Transformation, to include rehabbing or rebuilding 6200 units (including 4500 senior units, 1000 scattered site units, and 600 family units).

A motion was then introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for

approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session and Chairperson Gilliam thereupon introduced the Resolutions discussed in Executive Session.

Commissioner Harris moved the adoption of the following resolution:

**(Executive Item 1)**

**RESOLUTION NO.2001-CHA-135**

**WHEREAS,** the Board of Commissioners has reviewed the memorandum dated October 1, 2001, entitled “Approval of the New Chicago Housing Authority’s Organizational Structure/Chart” and Adoption of the Chicago Housing Authority’s Organizational Structure/Chart Dated October 1, 2001,” and concurs with the recommendations contained therein.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners repeals and rescinds any and all previously implemented organizational charts/structures, and any resolutions related to the approval of such policies including, but not limited to Organizational Structure/Chart included in the resolution adopted January 26, 2000, by Board Resolution No. 00-CHA-20; and

**THAT,** the Board of Commissioners adopts the Chicago Housing Authority Organizational Structure/Chart dated October 1, 2001; and

**THAT,** the Chicago Housing Authority’s Organizational Structure/Chart dated October 1, 2001, shall be effective immediately.

Motion to adopt said resolution was seconded by Commissioner Young and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Mamie Bone Leticia Peralta Davis Earnest Gates Dr. Mildred Harris Michael Ivers Sandra Young
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Nays:	None
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The Chairperson thereupon declared said motion carried and said resolution adopted.

Commissioner Gates moved the adoption of the following resolution:

**(Executive Item 2)**

**RESOLUTION NO. 2001-CHA-136**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated October 3, 2001 requesting that the Board of Commissioners approve the Personnel Action Reports for September 2001.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the Personnel Actions for September 2001.

Motion to adopt said resolution was seconded by Commissioner Amey and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey
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Mamie Bone  
Leticia Peralta Davis  
Earnest Gates  
Dr. Mildred Harris  
Michael Ivers  
Sandra Young

Nays: None

The Chairperson thereupon declared said motion carried and said resolution adopted.

Commissioner Ivers moved the adoption of the following resolution:

**(Executive Item 3)**

**RESOLUTION 2001-CHA-137**

**WHEREAS**, the Board of Commissioners has reviewed the request to pay attorneys’ fees and costs to Querrey & Harrow in an additional amount of \$200,000.00 in connection with Jason Henderson & Assoc. v. CHA, 96 L 12337.

**THEREFORE BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to pay an additional amount of attorneys’ fees and cost, in an amount not-to-exceed \$200,000.00 to the firm of Querrey & Harrow in connection with Jason Henderson & Assoc. v. CHA, 96 L 12337, with a total not-to-exceed amount of \$400,000.00.

Motion to adopt said resolution was seconded by Commissioner Harris and the voting was as follows:

Ayes: Sharon Gist Gilliam  
Hallie Amey  
Mamie Bone  
Leticia Peralta Davis  
Earnest Gates  
Dr. Mildred Harris  
Michael Ivers  
Sandra Young

Nays: None

Commissioner Young, Chairperson of the Tenant Services Committee, presented the following report. Per Commissioner Young, the Committee met on Wednesday, October 10, 2001 at 1:00 p.m. at the 626 West Jackson Corporate Office.

Commissioner Young then introduced an Omnibus Motion for the adoption of Items A1 through A5, recommended for approval by the Tenant Services Committee.

**(Item A1)**

In order to facilitate ongoing communication between the CHA residents and business, cultural, social, educational and philanthropic organizations and communities, Resolution A1 would grant approval to enter into a contract with Windows of Opportunity to serve as the fiscal agent for these purposes. The recommended one year contract, with a one year option to extend would allow Windows of Opportunity to continue raising funds, interface with local/community organizations, form and maintain partnerships, and work closely with CHA staff and residents to identify and close gaps in services.

**RESOLUTION NO. 2001-CHA-138**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 14, 2001, entitled “Authorization to Enter into a Contract with Windows of Opportunity, Inc.” and concurs with the recommendations therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners of the Chicago Housing Authority hereby authorizes the Chief Executive Officer or his designee to enter into a Contract with Windows of Opportunity, Inc. for one year, November 1, 2001 to October 31, 2002, in an amount not to exceed \$150,000.00, subject to HUD approval.

**(Item A2)**

The Chicago Department of Public Health (CDPH) has developed a new substance abuse initiative and has agreed to do a pilot demonstration program for the CHA. CDPH will subcontract with an Illinois limited liability company to create a unique initiative in battling drug and alcohol addiction in families through the Family Recovery Demonstration Program. The pilot program will provide qualified CHA participants and their families housing (including food, transportation, and onsite child care), intensive outpatient drug and alcohol treatment, family counseling, enhanced case management, basic life skills, education and job training, recovery support, linkages to after-school programs and child care, special savings account, transportation, and post program housing location assistance. Approval of item A2 would initiate an intergovernmental agreement with CDPH and CHA to provide an outpatient substance treatment and residential recovery program for clients who would otherwise need inpatient treatment.

**RESOLUTION NO. 2001-CHA-139**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated September 20, 2001 entitled, "Request for Approval to Enter into an Intergovernmental Agreement with the Chicago Department of Public Health for a Family Recovery Home Project".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into an Intergovernmental Agreement with the Chicago Department of Public Health to provide sober housing and outpatient substance abuse treatment to 24-30 qualified CHA families for an amount not-to-exceed \$500,000 for a term of one (1) year), subject to CDPH's receipt of a \$500,000 grant from the State of Illinois.

**(Item A3)**

The Telesis Corporation prepared a revitalization plan which included a physical land use site plan, financial plan, and a community and supportive services plan for the two HOPE VI grants that were awarded to ABLA Homes in 1996 and 1998. The revitalization plan was approved by the CHA Board and implemented. Item A3 requests approval to execute a contract extension with Telesis to include the general oversight and administrative work needed to begin implementation of the overall community and supportive services plan. The scope of services included in the contract would be to facilitate and coordinate task forces, determine feasibility and partnership structures, coordinate development of a proposed community academy, and coordinate the process for evaluating and monitoring HOPE VI and other programs related to the ABLA HOPE VI community and supportive services plan.

**RESOLUTION 2001-CHA-140**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated September 14, 2001 requesting authorization to execute a contract extension for the ABLA HOPE VI Development Manager Agreement and concurs with the recommendations therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves and authorizes the Chief Executive Officer or his designee to execute a contract extension to the ABLA HOPE VI Development Manager Agreement in an amount not-to-exceed \$435,500 with the Telesis Corporation to begin implementation of the ABLA Community and Supportive Service Plan, subject to the approval of HUD.

**(Item No. A4)**

Pursuant to HUD regulations, 24 CFR 964.130, resident councils are required to use an independent third party to oversee resident elections. The Local Advisory Council and Central Advisory Council elections are scheduled for December 2001. The CHA has budgeted funds for Citizen Information Service, the selected contractor, to conduct and manage the LAC/CAC elections on behalf of the CAC, and Item A4 requests ratification of a contract for said services.

**RESOLUTION NO. 2001-CHA-141**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated September 28, 2001 requesting ratification of a contract with Citizens Information Systems of Illinois for conducting and managing of the LAC/CAC Elections on behalf of the Central Advisory Council (CAC).

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners ratifies the Chief Executive Officer or his designee entering into a contract with Citizens Information Systems of Illinois for conducting and managing of the LAC/CAC Elections on behalf of the CAC not to exceed \$278,191.00, pursuant to the Boards prior authorization of September 18, 2001.

The Omnibus Motion to adopt resolutions for Items A1 through A4 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Mamie Bone Leticia Peralta Davis Earnest Gates Dr. Mildred Harris Michael Ivers Sandra Young
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said motion carried and said resolutions adopted.

Commissioner Young introduced a motion for approval of Item A5.

**(Item A5)**

The previously approved CHA Plan for Transformation was incorporated into a MTW Agreement and was subsequently amended requiring CHA to produce and submit an Annual MTW Plan to HUD in no less than 60 days prior to the start of CHA's fiscal year. The Plan-Year 3 is a continuation of the original Plan and details the steps necessary to achieve the original Plan's stated goals.

**RESOLUTION 2001-CHA-142**

**WHEREAS,** the Board of Commissioners have reviewed the Board Letter dated September 14 2001 requesting approval of the CHA MTW Plan-Year 3, Moving to Work Annual Plan FY2002" and that the Board of Commissioners Chair sign the "PHA Certifications of Compliance with MTW Plan Requirements and Related Regulations", attached hereto

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners approve the attached CHA MTW Plan-Year 3 and the "PHA Certifications of Compliance with MTW Plan Requirements and Related Regulations", and grant authorization to submit it to the Department of Housing and Urban Development.

The motion to adopt resolution for Item A5 was seconded by Commissioner Gates and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Mamie Bone Leticia Peralta Davis Earnest Gates Dr. Mildred Harris Michael Ivers Sandra Young
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Nays: None

There being no questions or discussion, the Chairperson thereupon declared said motion carried and said resolution adopted.

Commissioner Gates, Chairperson of the Operations & Facilities Committee presented the following report. Per Commissioner Gates, the Committee met on Wednesday, October 10, 2001 at 2:00 p.m. at the 626 Corporate Office. Two scheduled briefings were postponed until the November Committee Meeting date.

Commissioner Gates then presented an Omnibus Motion for the approval of the resolutions for Items B1 through B5.

**(Item B1)**

Modification No. 6 to Contract No. 8565 with Quadel Consulting Corporation is recommended to implement new services and to expand other services in accordance with HUD regulations. The last approved modification (No. 5) to the original contract for the administration of the CHA's Section 8 programs provided for performance of additional services to comply with new HUD requirements and implemented needed changes in the operation of the Section 8 program. Modification No. 6 would further expand the scope of services to be performed by the contractor, Quadel Consulting Corporation, and amend other terms and conditions that have been negotiated and agreed upon by all parties.

**RESOLUTION NO. 2001-CHA-143**

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 28, 2001, entitled "Authorization to amend Contract No. 8565 between Quadel Consulting Corporation and the Chicago Housing Authority for the administration of the Section 8 Programs."

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer, or his designee, to execute Modification No. 6 to Contract No. 8565 to implement new services and to expand other services in accordance with U. S. Department of Housing and Urban Development ("HUD") regulations and make necessary amendments to Modification No. 5 for an additional amount not-to-exceed \$1,255,720, subject to the approval of HUD.

**(Item B2)**

In order to provide relocation supportive services to senior residents affected by the Senior Capital Program, the resolution for Item B2 approves modification of existing Senior Building Property Management Budgets. The rehabilitation process requires senior residents to move from their current unit to a new, rehabbed unit. To ensure assistance to the seniors in this effort, each property management firm will be responsible for the provision of various services, which are outside the normal scope of property management responsibilities.

**RESOLUTION NO. 2 001-CHA-144**

WHEREAS, the Board of Commissioners has reviewed the memorandum dated September 13, 2001 entitled, Approval of Modification of Existing Senior Building Property Management Budgets,

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners approves the request to modify the existing Senior Building property management budgets for relocation specialists for the following properties in the outlined amounts:

<b>Firm</b>	<b>Property</b>	<b>Address</b>	<b>Budget Increase</b>
Habitat	Judge Slater Annex Judge Slater Apartments	4218 South Cottage Grove 730 E. 43rd Street	\$ 117,840
U.S. Dwelling	21st & Albany Apts.	3030 W. 21st Place	117,840
U.S. Dwelling	LaSalle & Division Apts.	116 W. Elm	117,840
Urban Residential	Larrabee Apts.	1845 N. Larrabee	117,840
<b>Total Increase</b>			<b>\$ 471,360</b>

**(Item No. B3)**

A property management mid-year review for each family development, outlining areas of concern was initiated by the Asset Management Department to identify and address the needs of CHA developments. Through the mid-year review, and with the input of the Habitability Committee, it was determined that Authority-wide, CHA properties require a budget increase in several categories and in various amounts. The resolution for Item B3 approves the modification of existing property management budget as outlined below:

**RESOLUTION NO. 2001-CHA-145**

**WHEREAS,** the Board of Commissioners has reviewed the memorandum dated September 13, 2001 entitled, “Approval for the Modification of Existing Property Management Budgets” and concurs with the recommendation contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners approves the request to modify the existing property management firms and Resident Management Corporation budgets for the following categories in the outlined amounts:

Capital Projects Fund:

<u>Category</u>	<u>Amount</u>
Carpentry	\$2,343,408
City Code Violations	\$857,000
Electrical	\$915,980
Elevators	\$4,275,417
Equipment/Vehicles	\$209,922
Fencing	\$180,887
HVAC	\$7,231,192
Landscaping	\$236,244
Playground	\$65,000
Plumbing	\$3,162.119
Roofing/Tuckpointing	\$2,909,170
Social Center	\$139,000
Trash Compactors	\$1,188,493
VPS/Security Equipment	\$916,885
Total	\$24,630,717

Operations Maintenance: \$707,655

Grand Total \$25,338,372

The approval of the increase to the existing property management firms and Resident Management Corporations’ budgets is subject to the approval of HUD.

**(Item B4)**

A request for proposals was issued for a development team to develop a mixed-income residential development on a portion of the Madden Park, Ida B. Wells, Clarence Darrow Homes (Madden/Wells) site of approximately 12 acres. Of the five respondents submissions received, the result of an evaluation and selection process garnered the highest-ranking respondent as Oakwood

Boulevard Associates, Inc. Oakwood Boulevard Associates, Inc. will be responsible for preparing funding applications, assembling financing, obtaining necessary approvals, construction, and managing the Phase I development and coordination of supportive services with the designated Service Connector.

**RESOLUTION 2001-CHA-146**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated September 14, 2001, requesting approval of the recommended development team - Oakwood Boulevard Associates, Inc. and authorization to enter into negotiations for a Development Agreement with Oakwood Boulevard Associates, Inc. for the development of Madden Park, Ida B. Wells, Clarence Darrow Homes HOPE VI Redevelopment Phase I site and concurs with the recommendations contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners approves the recommended development team - Oakwood Boulevard Associates, Inc. for the Phase I development of Madden Park/ Ida B. Wells/Darrow Homes; and 2) authorizes the Chief Executive Officer or his designee to enter into negotiations with Oakwood Boulevard Associates, Inc. for a development agreement for the development of the Madden Park, Ida B. Wells, Clarence Darrow Homes HOPE VI Redevelopment Phase I site. If both parties cannot agree to mutually acceptable terms, CHA will then terminate such negotiations and begin negotiations with the second top-rated Development Team respondent based on the Working Group’s evaluation ranking.

**(Item B5)**

CHA previously conveyed ownership of two 7-story structures to the Chicago Community Development Corporation (CCDC) for the purpose of rehabilitation and continuation of project-based Section 8 housing. Additionally, CHA executed a 99-year land lease with CCDC that includes the proposed land for Phase II. Phase I is now complete and CCDC is awaiting approval of their proposal to initiate Phase II. A component of the proposal is to convey one of the two 7-story structures to the City in order to utilize the City’s HomeStart Program.

**RESOLUTION 2001-CHA-147**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated October 16, 2001 requesting authorization to convey land at Archer Avenue and Stewart Avenue for the development of Archer Courts Phase II utilizing the City of Chicago’s HomeStart Program;

**WHEREAS,** after negotiations with the City Department of Housing it has been determined that the value of the public housing units to be received as compensation for the land far exceeds the present value of the land;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to convey to the City of Chicago land located at Archer Avenue and Stewart Avenue for the development of Archer Courts Phase II, utilizing the City of Chicago’s HomeStart Program. Under the proposed development proposal, CHA is to receive a minimum of four (4) permanent public housing units.

The Omnibus Motion to adopt said resolutions was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Sharon Gist Gilliam
	Hallie Amey
	Mamie Bone
	Leticia Peralta Davis
	Earnest Gates
	Dr. Mildred Harris
	Michael Ivers



Sandra Young (Recused from voting on  
Item B4 only.)

Nays: None

Commissioner Young recused from voting on Item B4.

There being no questions or discussion, the Chairperson thereupon declared said motion carried and said resolutions adopted.

Commissioner Davis, Chairperson of the Finance & Audit Committee, presented the following report. Per Commissioner Davis, the Committee did not hold its regularly scheduled meeting on Wednesday, October 10, 2001 at 3:00 p.m. at the 626 Corporate Office due to a lack of a quorum.

Commissioner Davis introduced items C1 and C2 and made a motion to approve and adopt each as follows:

**(Item C1)**

This item discussed the balanced annual Comprehensive Budget detailing each of its funding sources and the use of budgeted funds. The impact of the budget revision resulted in changes to the General Fund, PHDEP, HOPE VI, and other grant programs. The budget amendments are necessary to provide for the efficient and economical operation of the CHA, the financial plan is reasonable, and because all proposed rental charges and expenditures will be consistent with provisions of law and existing agreements between the CHA and HUD.

**RESOLUTION 2001-CHA- 148**

**WHEREAS,** The Board of Commissioners has reviewed the Board letter, entitled APPROVAL OF THE REVISED 2001 COMPREHENSIVE BUDGET, dated September 14, 2001, it is now appropriate for the Board to adopt a Revised Comprehensive Budget for the Year 2001.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners for the Chicago Housing Authority, hereby approves the attached budget amendments, “Approval of the Revised 2001 Comprehensive Budget”, and finds with respect to said Budget:

1. that the proposed expenditures are necessary for the efficient and economical operation of the CHA for the purpose of serving low-income families;
2. that the financial plan is reasonable in that it indicates funding sources adequate to cover all proposed expenditures, and does not provide for use of Federal funding in excess of that payable under the provisions of the of applicable Federal regulations; and
3. that all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract in accordance with the Moving To Work Demonstration Agreement of the CHA with the U.S. Department of Housing and Urban Development.

**THAT,** the Chief Executive Officer and Chief Financial Officer are authorized to execute and forward to the U.S. Department of Housing and Urban Development all necessary budget documents and supporting information when applicable.

Motion to adopt said resolution was seconded by Commissioner Young and the voting was as follows:

Ayes:	Sharon Gist Gilliam
	Hallie Amey
	Mamie Bone
	Leticia Peralta Davis
	Earnest Gates
	Dr. Mildred Harris
	Michael Ivers
	Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said motion carried and said resolution adopted.

**(Item C2)**

The insurance broker of record, Asch and Associates, solicited insurance procurements on behalf of the CHA and received premium rate quotes from five (5) insurance carriers for Life, Accidental Death and Dismemberment, Long Term Disability, and Short Term Disability employee benefit plan insurance. A comparison of the quoted premiums, benefits, and services submitted indicated that the rates, benefits and services offered by UNUM best meet the needs of the CHA's eligible participants.

**Resolution No: 2001-CHA-149**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Memorandum dated September 28, 2001, entitled "Authorization to Enter a Contract with UNUM Life Insurance Company of America for Life, Accidental Death and Dismemberment, Long Term Disability, and Short Term Disability Benefit Plan Insurance."

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** The Board of Commissioners of the Chicago Housing Authority Authorizes the Chief Executive Officer or his designee to enter into a contract with UNUM Life Insurance Company of America for Life, Accidental Death and Dismemberment, Long Term Disability, and Short Term Disability employee benefit plan insurance covering the CHA's eligible participants and retirees, and eligible participants of the CHA's affiliates for the period of January 1, 2002 through December 31, 2002 for a total amount not-to-exceed \$300,000.

Motion to adopt said resolution was seconded by Commissioner Gates and the voting was as follows:

Ayes:	Sharon Gist Gilliam
	Hallie Amey
	Mamie Bone
	Leticia Peralta Davis
	Earnest Gates
	Dr. Mildred Harris
	Michael Ivers
	Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said motion carried and said resolution adopted.

Commissioner Gates made a motion to adopt the following resolution for Walk On Item No. 1.

**(Walk On Item 1)**

Contract modifications are required to support building consolidation efforts associated with implementation of the CHA Plan for Transformation as well as needed approval of the allocation and disbursement of Comprehensive Grant Program funds to the assigned contractor, H.J. Russell & Company. This item recommends approval of CGP funds for the Building Consolidation Initiative at ABLA/Jane Addams. General construction responsibilities for the "make-ready" program will be assigned to certain private management firms who will be required to comply with unit specifications and project reporting requirements.

**RESOLUTION NO. 2001-CHA-150**

**WHEREAS,** The Board of Commissioners has reviewed the memorandum dated October 12, 2001, entitled, "Approval of Comprehensive Grant Program Budget Allocation and Disbursement For Building Consolidation Initiative" and concurs with the recommendations contained therein:

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the CHA to proceed with the contract modification in the FY 2001 Comprehensive Grant Program budget, and the allocation and disbursement of the cumulative not-to-exceed amount of \$2,010,640 in Comprehensive Grant Program funding for 52 “make-ready” units to H.J. Russell & Company for the purpose of “make-ready” unit construction. All “make-ready” work performed shall be procured in accordance with 24 CFR 85.36 and applicable procurement regulations and policies. The total amount of Comprehensive Grant Program funds to be allocated and disbursed to the private management firm is as follows:

Development	Private Management Firm	Preliminary Make-Ready Budget Estimate
ABLA / Jane Addams	H.J. Russell & Company	\$2,010,640.00

Motion to adopt said resolution for Walk On Item No. 1 was seconded by Commissioner Young and the voting was as follows:

Ayes:

Sharon Gist Gilliam  
Hallie Amey  
Mamie Bone  
Leticia Peralta Davis  
Earnest Gates  
Dr. Mildred Harris  
Michael Ivers  
Sandra Young

Nays:

None

There being no questions or discussion, the Chairperson thereupon declared said motion carried and said resolution adopted.

There being no further business come before the Commissioners, upon motion made, seconded and carried, the meeting was adjourned.

s/b: Sharon Gist Gilliam, Chairperson

s/b: Lee Gill  
Custodian and Keeper of Records